

PPCA Community News – October 2025



Carports

RAMS Construction has completed their work on the carports. While the outcome meets our structural expectations, the journey was far from smooth. Despite initial assurances of expedited deliveries and targeted completion dates, the project was marked by repeated delays and a lack of responsiveness to our daily outreach.

Following completion, John Cheresnowsky conducted a thorough inspection and identified multiple deficiencies. To their credit, RAMS returned to address these issues and brought the carports up to standard.

However, one final commitment—to paint NEW parking stripes and re-center the stops to accommodate the wider parking spots—was not fulfilled. As a result the board will use remaining funds to complete the striping and stop adjustments independently in the near future.

We appreciate your continued patience during all of our community projects. A special thank-you goes to Gary Brown and Lee Doroshwalther for their unwavering commitment over the past six months. They served as the board's eyes on the ground—monitoring progress, flagging concerns, and ensuring accountability every step of the way. Their dedication has made a meaningful difference, and we're grateful for their service to the community.

Power Washing Progress

Eacy Pro (Eduard) is currently on site, and the results are already visible—gutters, curbs, and sidewalks are looking refreshed and clean. Next, he'll move on to the parking pads, footpaths adjacent to the buildings, and stairwells in the condo units. After a brief pause, the Coach Homes will be addressed as well. We appreciate your patience as this work continues to enhance our community's appearance.

Seal Coating Scheduled

DMI Paving has scheduled seal coating for our parking areas and roads in mid-November. They'll provide a detailed schedule by section so residents can plan accordingly. To ensure the success of our upcoming surface treatment and striping project—and to protect your vehicle from unintended exposure—we strongly recommend relocating all vehicles during your section's scheduled work. This includes vehicles parked under carports.

While every effort will be made to minimize disruption, we cannot guarantee that wind won't carry materials onto nearby vehicles. Additionally, the new surface requires time to cure, and freshly painted stripes must fully dry before traffic resumes.